

# WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned GREGORY J. KIRKMAN and wife, CONSTANCE KIRKMAN, hereinafter referred to as the GRANTORS, and ROBERT EARL GREEN and wife, BRIGGETTE S. GREEN, hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, GREGORY J. KIRKMAN and CONSTANCE KIRKMAN, the GRANTORS do hereby and by these presents sell, convey, and warrant unto ROBERT EARL GREEN and wife, BRIGGETTE S. GREEN, the GRANTEES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

3.0 acres being part of the southwest quarter of section 1, township 2 south, range 9 west, DeSoto County, Mississippi and described as follows:

Commencing at the southwest corner of section 1, township 2 south, range 9 west. Said point being at intersection of Church and Poplar Corner Roads. Thence N 88 degrees 02' E-1756.82' along Church Road to a pk nail. Thence N 02 Degrees 27' 52" W-53' to a point on the north right of way of Church Road. Thence N 88 degrees 02' E-30.0' along said right of way to a 3/8 rebar. Said point being at the southwest corner of said 3.0 acres and the point of beginning. Thence N 02 degrees 26' 17" W-435.6' to a 3/8" rebar. Thence N 88 degrees 02' E-300.0' to a 3/8 rebar on the east side of a wood fence. Thence S 02 degrees 26' 17" E-435.6' along said wood fence line to a 3/8 rebar on the north right of way of Church Road. Thence S 88 degrees 02' W-300.0' along said right of way to the point of beginning. Parcel being the southeast part of that property as recorded in deed book 264 page 154 of the office of the Chancery Clerk, DeSoto County, Mississippi.

STATE MS. - DESOTO CO. *BC*  
FILED *BC*

AUG 1 10 34 AM '02


BK 425 PG 293  
W.E. DAVIS CH. CLK.

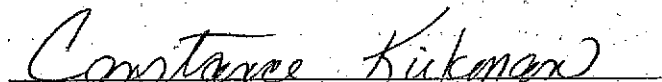
The foregoing covenant of warranty is made subject to the following: all rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi including but not limited to the right of ways as found at Deed Book 308 Page 427, Deed Book 427 Page 395 and Deed Book 342 Page 750; to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property; and to any unrecorded rights of way or easements; and any discrepancies, conflicts, encroachments, or shortages in area and boundaries which a correct survey and/or physical inspection of the property would reveal.

Taxes and assessments against said property for the year 2002 shall be prorated as of the date of this deed and taxes and assessments for the year 2003 shall be the responsibility of the GRANTEES, and/or their successor's in interest and all subsequent years are hereby excepted from the foregoing covenant of warranty.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 29th day of July, 2002.

  
GREGORY J. KIRKMAN

  
CONSTANCE KIRKMAN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

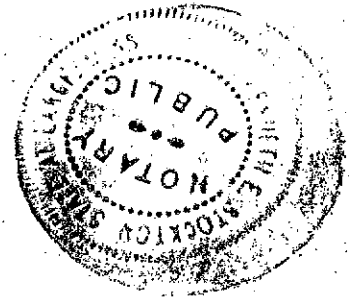
Personally appeared before me, the undersigned authority in and for the said county and state, on this the 29th day of JULY, 2002, within my jurisdiction, the within named GREGORY J. KIRKMAN and wife, CONSTANCE KIRKMAN, who acknowledged that they executed the above and foregoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES SEPT 24, 2003

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(SEAL)



GRANTORS' ADDRESS:

6632 Church Road

Walls, MS 38680

RES. TEL.: n/a

BUS. TEL.: n/a

GRANTEES' ADDRESS:

6632 Church Road

Walls, MS 38680

RES. TEL.: n/a

BUS. TEL.: n/a

Prepared by:

KENNETH E. STOCKTON

ATTORNEY AT LAW

5 WEST COMMERCE STREET

HERNANDO, MS 38632

662-429-3469

99298

Return To: